

DOUBLE SIDED

SURF PINES ASSOCIATION

Breeze

NEWSLETTERDECEMBER 1981INTRODUCTION

1981 has been a busy year for the Association; Strawberry Hill has become a part of Surf Pines - five lots have sold in this new area, major road repairs have been completed, CBR zoning withdrawn and reinstatement applied for, underground cable TV installed along Ocean Drive and the water system upgraded. A study of the water system has also been made by an engineering firm. Alternate developments of the water system with your Board's program for further improvements to the system are presented on the reverse side of this newsletter.

ROADS Roger Shannon has completed the 1981 road improvement program with paving of the north end of Ocean Drive and the main south end entrance road. The 1982 program includes repairs as necessary with some improvement of the shoulders of the roads.

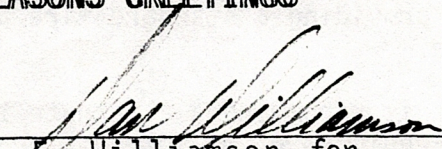
GOVERNMENT RELATIONS Orv Nikula has followed closely reestablishment of CBR zoning for Surf Pines. Clatsop County Commission is now scheduled to take action to apply CBR zoning at the meeting scheduled for 10:00 A.M. on January 13, 1981.

SPRING (OR OTHER TIME) CLEANUP Tom Jones (738-6989) has the key to the chain across the road to the community burning pile. He will leave the road open on Saturday morning for those who wish to dump branches on the pile. Access to the pile has been rocked to permit vehicle entry close to the pile. Please throw the debris upon the pile. Do not just dump it. This will leave room for others and make it easier to burn.

WATER SYSTEM Tom Jones has the system operating smoothly with a number of the pumps overhauled. The 1982 program includes addition of a number of automatic controls and added well points to further secure the supply.

OTHER One suggestion worthy of mention is the recommendation that each of us make sure we have fire extinguishers in our Surf Pines homes. Dry chemical type extinguishers mounted at, or near, outside doors and possibly one in the master bedroom are suggested. This precaution could be invaluable in case of fire.

SEASONS GREETINGS

  
D. F. Williamson for  
Board of Surf Pines Association



### SUMMARY OF ENGINEERS REPORT

The consulting engineering firm of Robert E. Meyer Consultants, Inc., Beaverton, Oregon was engaged by the Surf Pines Board in September of 1981 to study the Surf Pines water system. The results of their findings are summarized as follows:

1. Three (3) alternate development programs were presented:
  - a. Upgrade the Surf Pines distribution system and connect to the Warrenton supply.
  - b. Upgrade the present system complete with an elevated water tank.
  - c. Upgrade the present potable water supply system.
2. The report confirms the present source of water, provided by wells from the Clatsop plains aquifer is adequate and of excellent quality.
3. Alternate development programs 1a and 1b above include standard fire protection hydrants and large fire mains. We have been advised by Surf Pines insurance carrier an annual saving of \$56 per \$100,000 evaluation would be available to the homeowners of Surf Pines with either of these systems installed.
4. The estimated cost of development programs 1a and 1b is \$1,206,000 and \$1,656,000 respectively. The annual cost to Surf Pines property owners would be in the order of \$160,000 and \$230,000 per year if the debt was amortized over twenty (20) years at 13% interest rate. In addition, alternate 1a would require an average monthly payment by each homeowner to Warrenton of \$20, or \$240 per year.
5. Alternate 1c does not include a major replacement program to provide standard fire protection. It recommends a number of improvements to the present potable domestic water supply system as follows:
  - a. Additional automation of pump stations.
  - b. Add air release valves.
  - c. Increase number of well points
  - d. Install master water meter.

### SURF PINES BOARD RECOMMENDATION

The Engineers report confirms the Surf Pines water source is of excellent quality and adequate quantity to supply Surf Pines needs for the foreseeable future. The economics of providing a standard fire protection water system in Surf Pines are not favorable.

Therefore, it is recommended alternate 1c, described above, be executed during 1982. In addition, replacement of some of the original water mains with larger (6" and 8") pipe be undertaken as funding permits.

The cost of completing this development program, 1c, is now being estimated and will be presented in the next newsletter.